





BB1 3LY

## Brantwood Avenue, Blackburn

### Offers In The Region Of £189,950

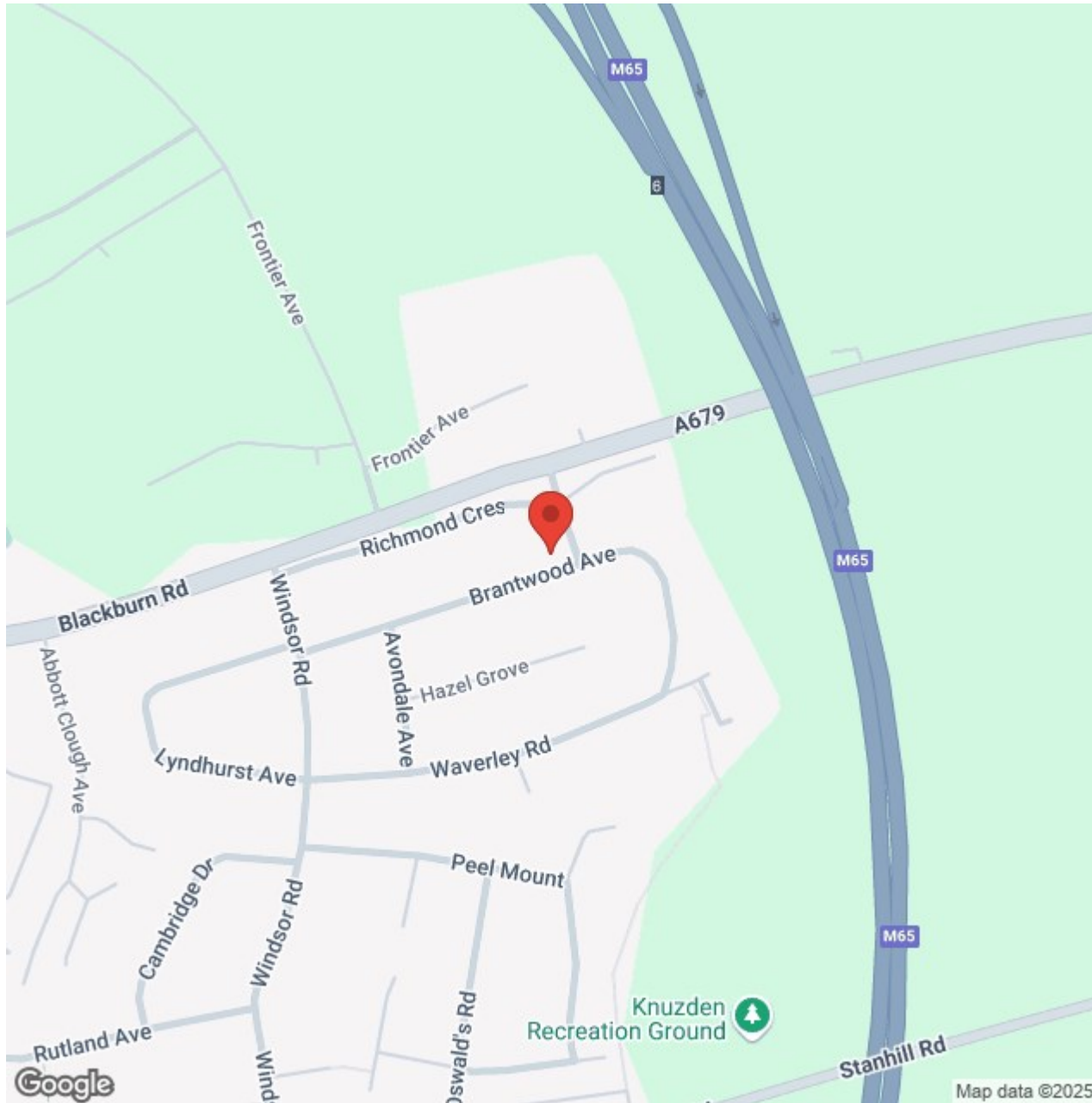
- Semi Detached • Brand New Roof • Driveway • Garage / Storage • Garden • Three Bedrooms

Set within a peaceful residential estate in the popular area of Knuzden. This three bedroomed semi detached dormer bungalow has been finished to a high standard and is a true credit to the current owners. A modern property with a brand new roof and many other noteworthy features comprising of: a welcoming entrance hallway, family sized living room with a large bay window, two well proportioned bedrooms (either could be used as an additional reception room) and a modern fitted kitchen with built in appliances. To the first floor you will find a large double bedroom with fitted wardrobes and a modern three piece bathroom suite with under floor heating. Externally to the front there is a secure garden with a resin driveway offering off road parking for several cars. To the rear is a private garden with a large decked area and large area laid with stone. Perfect for the spring and summer months. Additionally there is a detached garage currently used as a workshop. The property benefits from modern days comforts such as gas fired central heating, uPVC double glazing throughout, Hive system and CCTV. Located just off Blackburn Road, this property is close to a range of local amenities including shops, convenience stores, cafes and doctors. There are also strong network links with the property benefiting from having bus stops within walking distance providing easy access to Blackburn Town Centre, Great Harwood, Darwen and Accrington. Leasehold. Tax band 'C'.















# Lancashire

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## ENTRANCE

With a uPVC double glazed door leading to:

## HALLWAY

A welcoming entrance hallway with 1x radiator and access to the staircase to the first floor/landing.

## LIVING ROOM 15'0" x 11'10" (4.58 x 3.63)

A family sized living room with ample space for home furniture, a large bay window, gas inset fire operated by remote control, coving and 1x radiator.

## KITCHEN 9'6" x 8'7" (2.91 x 2.63)

A modern fitted kitchen with a range of wall and base units and contrasting work tops over, having built in appliances such as a fridge freezer, four ring electric hob with extractor hood over, electric oven, washing machine and dishwasher. The kitchen also boasts a stainless steel sink with chrome mixer tap, 1x radiator and 2x uPVC double glazed windows to the front and side elevations.

## BEDROOM THREE / DINING ROOM 8'3" x 9'10" (2.54 x 3.02)

Also located on the ground floor is a good sized single bedroom which could also be used as an additional reception room with coving, wood effect flooring 1x radiator and a uPVC double glazed window to the rear elevation.

## LANDING

An open landing with 2x storage cupboards with one housing the combi boiler and a uPVC double glazed window to the side elevation.

## BEDROOM ONE 15'8" x 10'2" (4.78 x 3.10)

A large double bedroom with fitted wardrobes, large eaves storage, 1x radiator and a uPVC double glazed window to the front elevation.

## BEDROOM TWO 12'9" x 10'9" (3.89 x 3.29)

Located on the ground floor is another bedroom of double proportion which could also be used as a reception room with 2x built in wardrobes, coving, 1x radiator and uPVC double glazed french doors leading to the rear garden.

## BATHROOM 8'6" x 8'1" (2.61 x 2.48)

A modern three piece bathroom suite with a panelled bath and shower over with a glass shower screen, a wall hung push button w.c, wall hung vanity sink with chrome mixer tap, heated towel rail in chrome, LED spotlights, LED mirror, under floor heating, fully tiled walls, tiled flooring and a frosted uPVC double glazed window to the front elevation.

## GARAGE / WORKSHOP 14'4" x 9'0" (4.37 x 2.76)

A detached single garage which has been fully insulated currently used as a work shop with lighting and power, 2x uPVC double glazed windows to the rear and side elevations and a uPVC door leading outside.

## EXTERNALLY

Externally to the front there is a secure garden with a resin driveway offering off road parking for several cars. To the rear is a private

garden with a large decked area with ample room for outdoor furniture and large area laid with grass and stone surrounding. Perfect for the spring and summer months.

## 360 DEGREE VIRTUAL TOUR

<https://bit.ly/brantwood-ave>

## PUBLISHING

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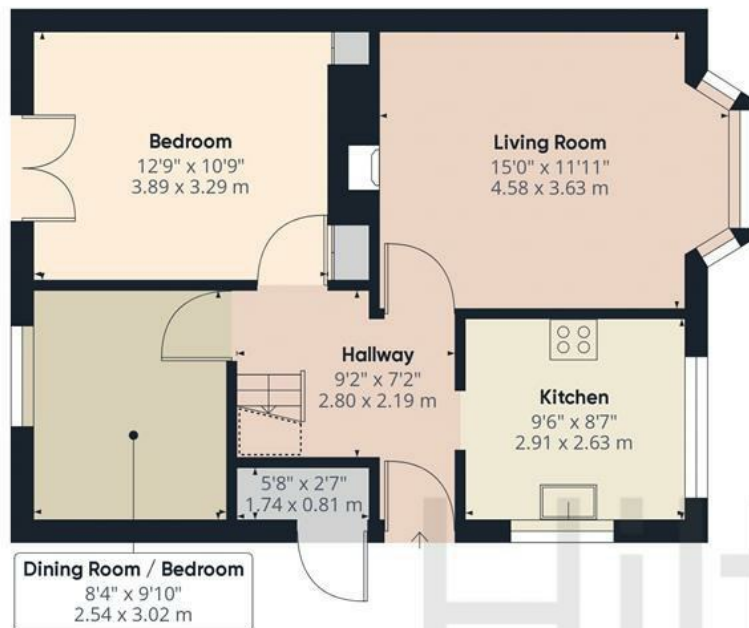


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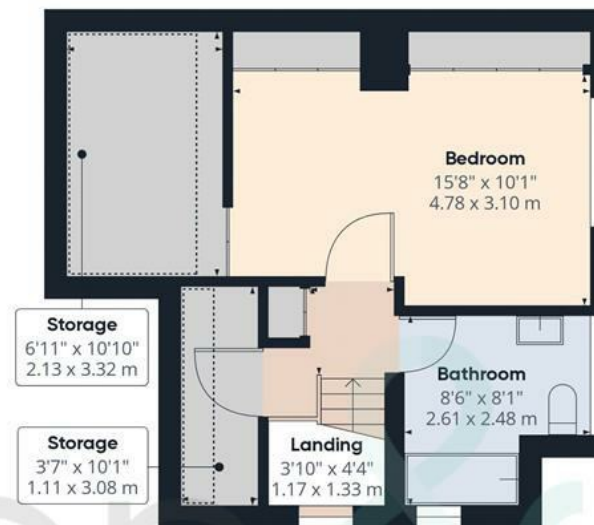
## OUTSIDE

Externally to the front there is a secure garden with a resin driveway offering off road parking for several cars. To the rear is a private garden with a large decked area with ample room for outdoor furniture and large area laid with grass and stone surrounding. Perfect for the spring and summer months.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

1087.59 ft<sup>2</sup>

101.04 m<sup>2</sup>

**Reduced headroom**

81.77 ft<sup>2</sup>

7.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360









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